

DESCRIPTION OF A PART OF THE EDWARD W. S. HULL LANDS,
FOURTH DISTRICT, QUEEN ANNES COUNTY, MD.

Beginning for the same at the mean high waters of Indian Well Cove, a cove of Crab Alley Creek, said point being a corner of the Edward Hull lands and the northernmost corner of the lands of Joseph B. Aman; and running, thence, by and with said Aman lands S 37 45 40 W - 183.40'; thence, still by and with said Aman lands and with the lands of T. A. Gatch S 56 42 20 E - 348.51' to the mean high waters of Crab Alley Creek; thence, by and with the mean high waters of said creek S 0 23 10 E - 42.82' and S 50 09 50 W - 99.93' to a new division line between the herein described lands and other lands of Hull; thence, by and with said new division line N 54 49 W - 804.40' to the lands of William N. Palmer; thence, by and with said Palmer lands N 41 29 40 E - 327.17' to the mean high waters of the aforementioned Indian Well Cove; thence, by and with the mean high waters of said cove S 21 53 10 E - 102.72', S 65 23 50 E - 233.32' and S 50 14 40 E - 114.09' to the place of beginning. Containing in all 4.058 acres of land, more or less.

Together with a 50' right-of-way over other lands of Hull parallel to and adjacent to the division line between other lands of Hull and the lands of William N. Palmer.

Subject to a right-of-way over the above described lands from the above mentioned Aman lands to the aforementioned 50' right-of-way.

Being a part of the lands described in a deed from John F. Davies, et. ux. to Edward W. S. Hull, et. ux., dated December 3, 1966, and recorded in the Land Records of Queen Annes County, Liber CWC 25, folio 558.

September 10, 1969.

William R. Nuttle
Registered Surveyor.

DESCRIPTION OF PART OF THE EDWARD W. S. HULL LANDS, FOURTH DISTRICT, QUEEN ANNES COUNTY, MD.

Beginning for the same at an iron pipe on the northwest side of a 50' right-of-way leading from a county road to the "Dushel Subdivision" and the lands of others, said point being the westernmost corner of the herein described lands, the southernmost corner of the lands of William N. Palmer, and on the line of the lands of Beatrice Jones; and running, thence, by and with said Palmer lands, along the northwest side of said right-of-way, N 41 29 40 E 160.00' to a new division line between the herein described lands and other lands of Hull; thence, by and with said new division line S 50 55 40 E - 323.00' and S 41 29 40 W - 160.00' to the lands of Beatrice Jones; thence, by and with said Jones lands N 50 55 40 W - 323.00' to the place of beginning. Containing in all 1.185 acres of land, more or less.

Together with a 50' right-of-way over the lands of Beatrice Jones to the aforementioned County Road.

Subject to a 50' right-of-way adjacent to and parallel to the first line of this description.

May 23, 1978.

William R. Nuttle.

March 20, 2002.

Mr. Robert Morris
154 Kirwans Landing Rd.
Chester, Md. 21619-2650

Dear Mr. Morris:

I received the plat by McCrone showing the overlap between the Riddell and Woodward properties , and it tells me virtually nothing except that several rods and pipes were found in the vicinity of the property line.

What is now the Riddell land was surveyed by me in 1970 for Edward Hull. I had set iron pipes at either end of the line 665.50' apart, the distance shown on the plat of "Walnut Neck Lot" in Plat Book TSP 1/47. The "iron pipes found" indicated on the McCrone plat are possibly the ones that I set in 1970, but without checking I cannot be sure. I have never used iron rods as markers. The shaded area on Crab Alley Creek was not part of the Riddell property by survey in 1958 or by my survey in 1970.

In short, I stand by my survey until shown to be in error. Any property line agreement between the two owners is strictly their business.

Sincerely yours,

March 18, 2002

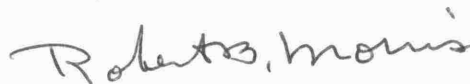
Mr. William Nuttle
P.O. Box 371
Chestertown, Md., 21620

Dear Mr. Nuttle:

I have been authorized by James and Anne Woodward to record a deed correcting the boundary line between their property and Mr. William J. Riddles'. Per our telephone conversation, I am enclosing a sketch of the boundary lines prepared by Mc Crone, Inc. and your firm. Please contact your client and obtain his approval to record a deed correcting the boundary lines.

Please call me at 410-643-8044 or drop me a note at 154 Kirwans' Landing Lane, Chester, Md. 21619.

Very truly yours,

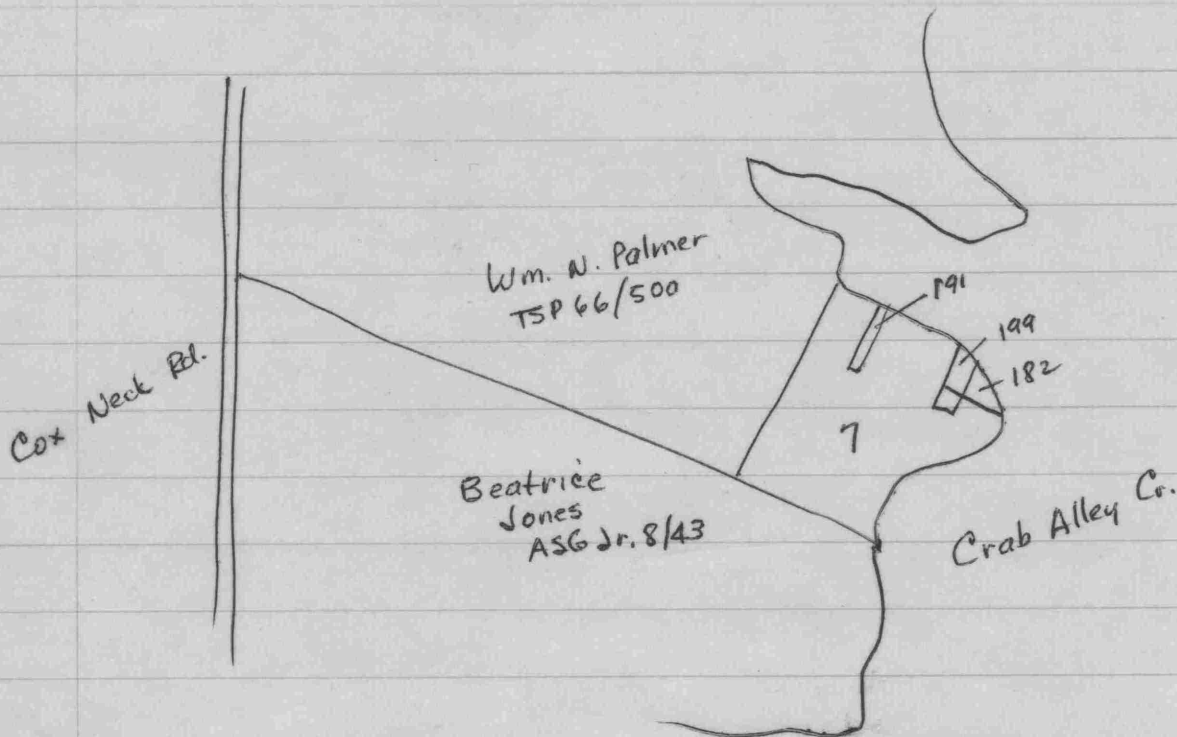
A handwritten signature in cursive script that reads "Robert B. Morris".

Robert B. Morris

cc: McCrone, Inc

James M Woodward

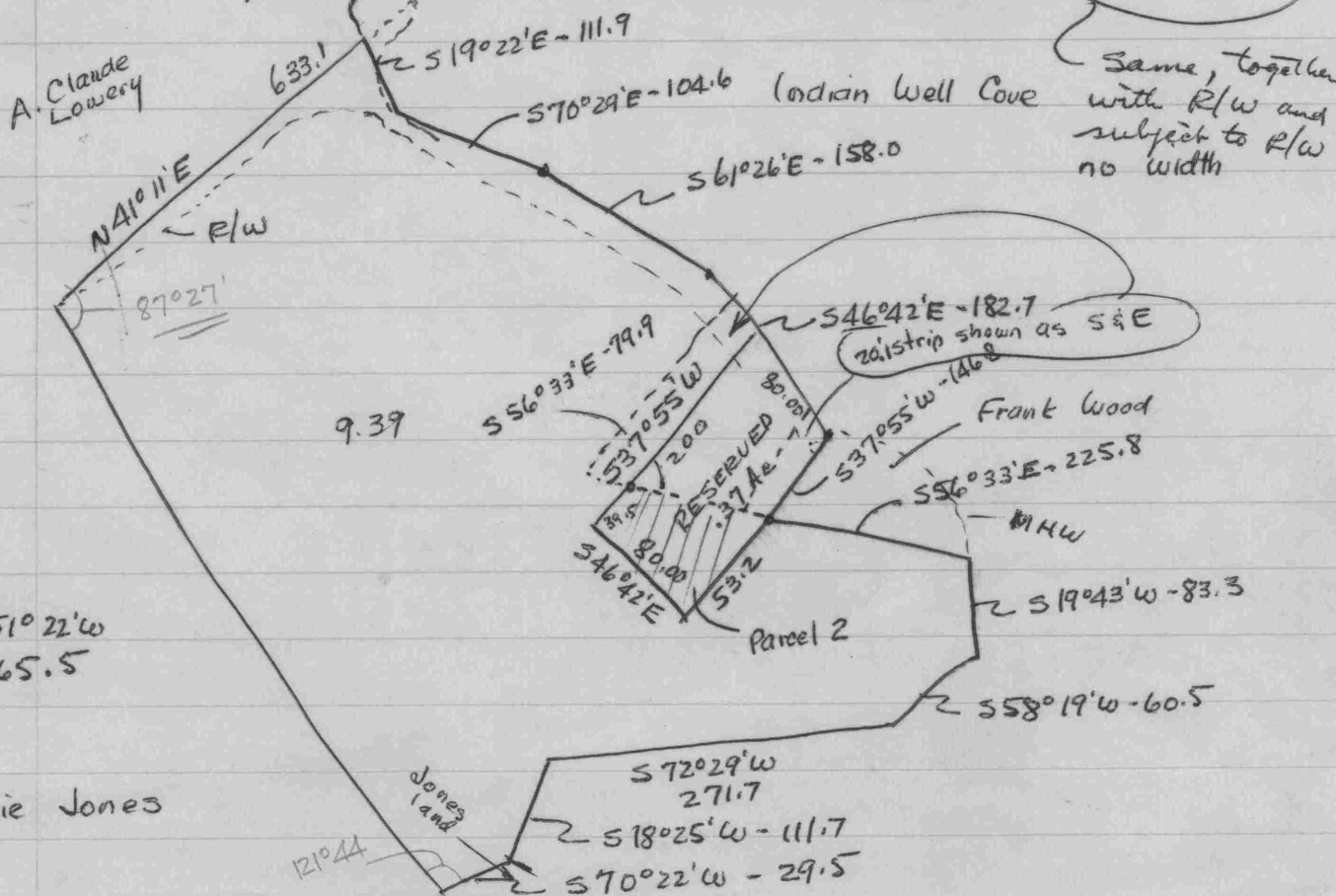
Hull



7 - Edw. W.S. Hull	CWC 25/558 ✓
182 T. Ashley Batch	NBW 4/13 ✓
191 Andrew J. Paul	TSP 48/444 - 20' strip
199 Jos. B. Aman	CWC 10/114

CWC 25/558 - John F. Davies et ux to Edw. W.S. Hull et ux
Dec. 3, 1966

Parcel 1 - see Plat Blk TSP 1/47 - "Walnut Neck Lot"
by Ludlow Assoc. 1958 (not survey) (see TSP 15/266)



41 11
51 22
92 33
179 60
92 33
87 27

N 51° 22' W
665.5

Annie Jones

Same, together
with R/W and
subject to R/W
no width

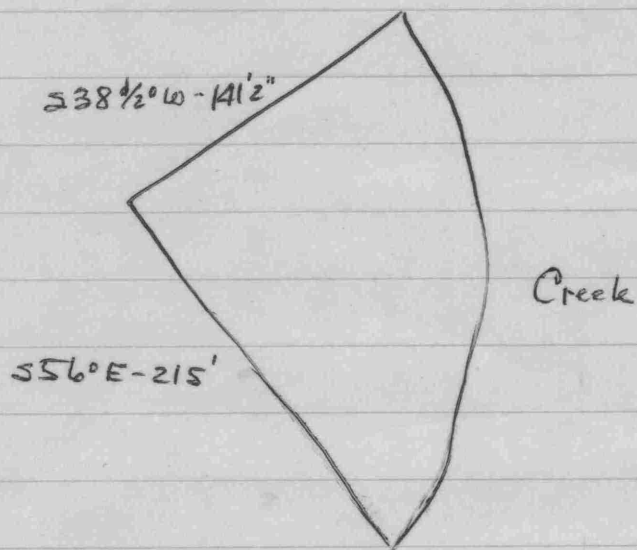
20' strip shown as S & E

Parcel 2

121° 44'

Hall

NBw 4/13



CWC 10/114 = Begin at end of ~~tract~~ ^{line} 5

$S 37^{\circ} 55' W - 146.8$

$N 56^{\circ} 33' W - 100'$

$N 37^{\circ} 55' E - 164.0$

$S 46^{\circ} 42' E - 100.1$

DESCRIPTIONS OF TWO PARCELS OF THE EDWARD W. S. HULL LANDS,
FOURTH DISTRICT, QUEEN ANNES COUNTY, MD.

PARCEL 1

Beginning for the same at an iron pipe at the northernmost corner of the herein described lands, said point being the westernmost corner of the lands of Thomas F. Bushel and on the line of the lands of William K. Palmer; and running, thence, by and with said Bushel lands and with the lands of Walter B. Filling and of John T. Bushel S 54°49' - 750.68' to a concrete monument and S 54°49'E - 47.72' to the mean high waters of Crab Alley Creek; thence, by and with the mean high waters of said creek S 73°01'50" - 231.93' to a new division line between the herein described lands and other lands of Hull (Parcel 2 of this description); thence, by and with Parcel 2 the seven following courses and distances: (1) S 30°38'50" - 19.42' to an iron pipe, (2) S 30°38'50" - 31.61' to an iron pipe, (3) N 65°02'50" - 114.16' to an iron pipe, (4) N 77°33'20"W - 80.52' to an iron pipe, (5) N 55°36'30" - 37.76' to an iron pipe, (6) N 11°06'40"W - 87.41' to an iron pipe, and (7) N 56°12'50"W - 338.03' to an iron pipe and the lands of William K. Palmer; thence, by and with said Palmer lands S 41°20'40"E - 156.03' to the place of beginning. Containing in all 2.264 acres of land, more or less.

Together with a 50' right-of-way over other lands of Hull and over the lands of J. Calvert Jones to Jones Road.

Subject to a 50' right-of-way adjacent to and parallel to the last line (N 41°29'40"E - 156.03') of the above description.

PARCEL 2

Beginning for the same at an iron pipe at the westernmost corner of the herein described lands, said point being the southernmost corner of the lands of William K. Palmer and on the line of the lands of J. Calvert Jones; and running, thence, by and with said Palmer lands N 41°29'40"E - 156.51' to an iron pipe and Parcel 1 of this description; thence, by and with Parcel 1 the seven following courses and distances: (1) S 56°12'50"E - 338.03' to an iron pipe, (2) S 11°06'40"E - 87.41' to an iron pipe, (3) S 55°36'30"E - 37.76' to an iron pipe, (4) S 77°33'20"W - 80.52' to an iron pipe, (5) S 65°02'50"E - 114.16' to an iron pipe, (6)

S 30°38'50"E - 31.61' to an iron pipe, and (7) S 30°38'50"E - 19.42' to the mean high waters of Crab Alley Creek; thence, by and with the mean high waters of Crab Alley Creek S 73°01'50"W - 33.41', S 42°19'20"W - 91.59', and S 36°03'10"E - 33.19' to the lands of J. Calvert Jones; thence, by and with said Jones lands S 70°48'20"W - 55.00' to an iron pipe and N 50°55'40"W - 665.50' to the place of beginning. Containing in all 2.555 acres of land, more or less.

Together with a 50' right-of-way over the lands of J. Calvert Jones to Jones Road.

Subject to a 50' right-of-way adjacent to and parallel to the first line (N 41°29'40"E - 156.51') of the above description.

December 13, 1979.

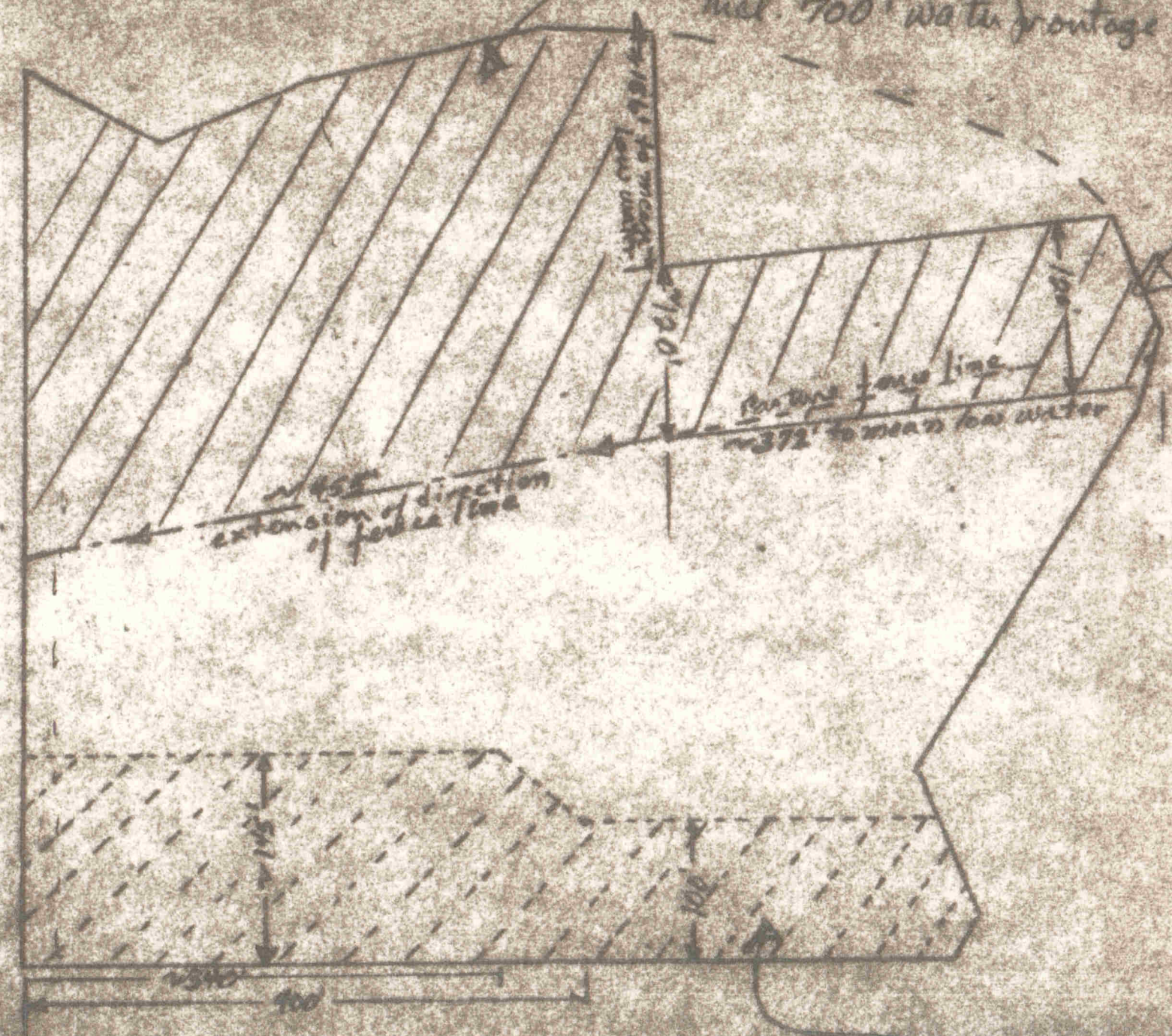
William R. Nuttle
William R. Nuttle.

INDIAN WELL COVE

cross-hatched dry
area - 4 acres \pm
incl. 700' water frontage \pm

Overlay

CRAB HOLEY CREEK



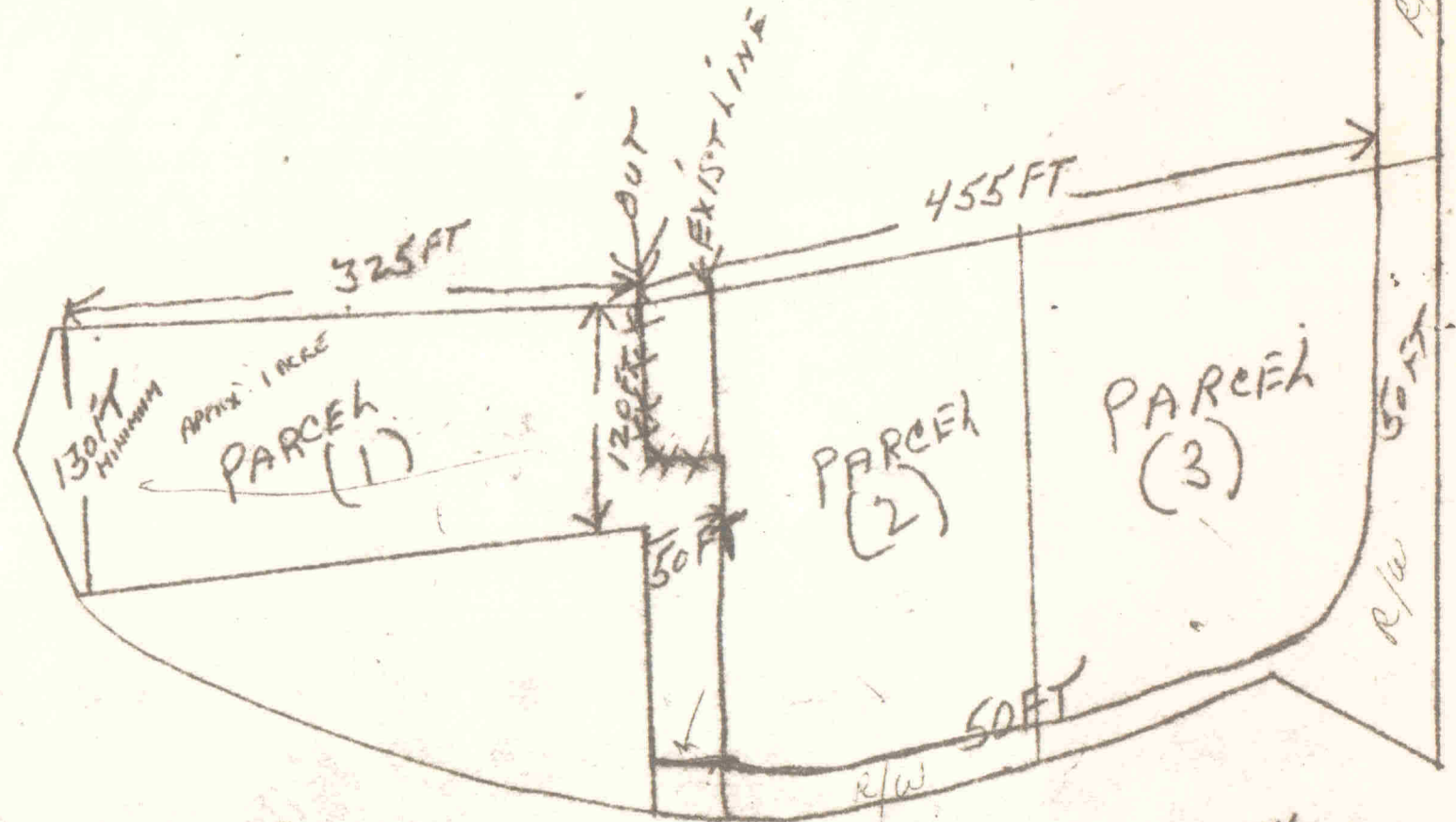
4/8/85

~~SELLER~~ WITNESS
 SELLERS _____
 BUYERS _____
 BUYERS _____

Carter Foster
Jellie J. Hill
Thomas J. Hill
Fatherine Ann Bushel

SELLER Carter Foster
~~WITNESS~~ Jellie J. Hill
 WITNESS Carter Foster
 WITNESS Carter Foster
 WITNESS Carter Foster

CRAIG ALLEY CREEK



INDIAN WELL COVE

WM. N. PALMER

LARGE HOUSE
This is to certify that the
improvements indicated hereon
are located as shown.

William R. Nuttle #4180
Sept. 30, 1971.

INDIAN WELL COVE

SMALL HOUSE

This is to certify that the
improvements indicated hereon
are located as shown.

William R. Nuttle
Dec. 13, 1979.

THOS. F. DUSHEL

"DUSHEL SUBDIVISION"
(formerly Hull lands)

WALTER B. FILLING

JOHN T. DUSHEL

PARCEL 2
2.555 Ac.±

PARCEL 1
2.884 Ac.±

804.40
47.72
756.68

PLAT OF A SURVEY OF THE
EDWARD W. S. HULL LANDS

4TH DISTRICT, QUEEN ANNES CO., MD.

Scale 1"=100'

May 1970; Division Dec. 1979.

William R. Nuttle, Reg. Surveyor
Chestertown, Md.

J. CALVERT JONES

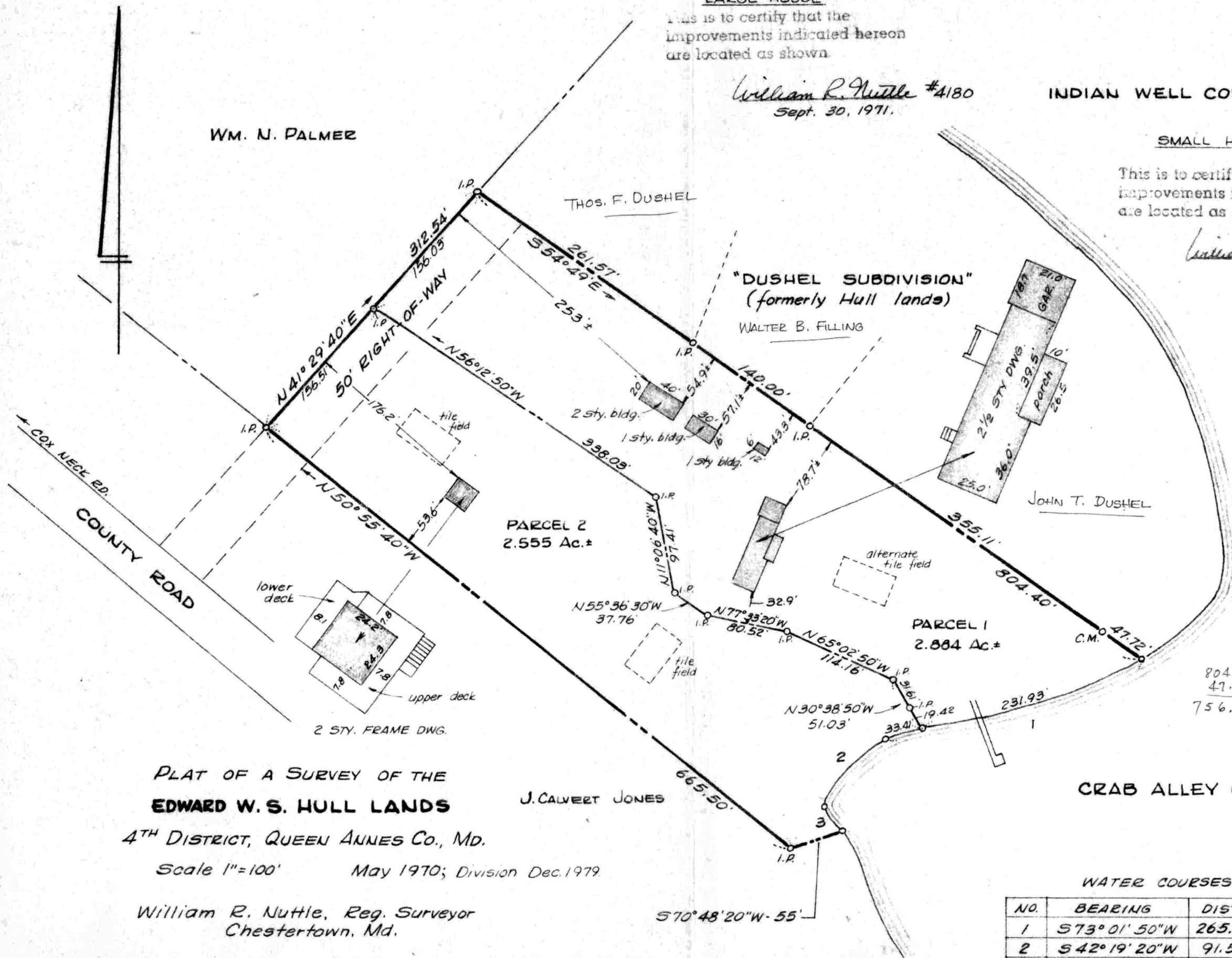
S70°48'20"W-55'

CRAB ALLEY CREEK

WATER COURSES

NO.	BEARING	DIST.
1	S73°01'50"W	265.34'
2	S42°19'20"W	91.59'
3	S36°03'10"E	33.19'

C.M. = concrete monument
I.P. = iron pipe

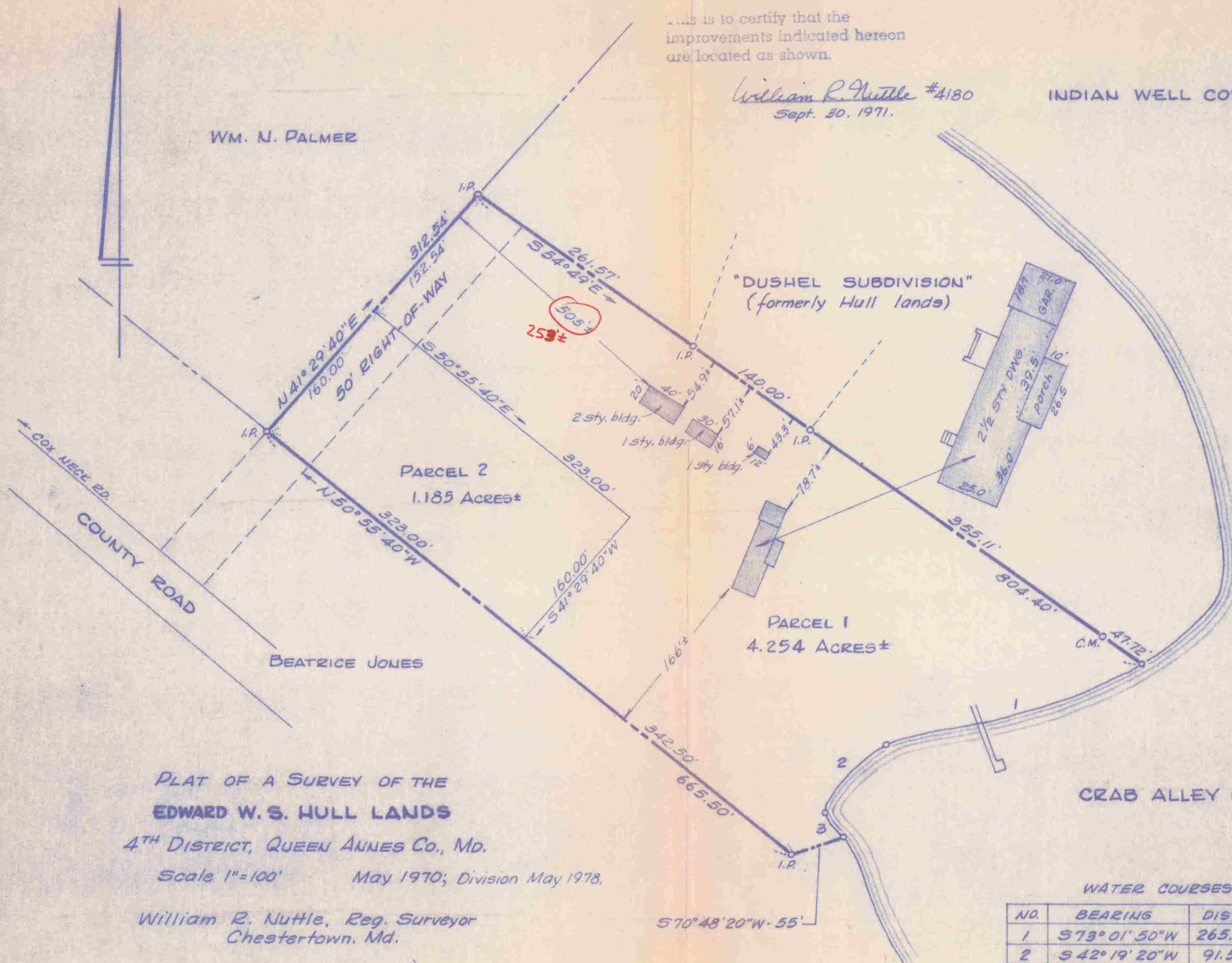


This is to certify that the improvements indicated hereon are located as shown.

William R. Nuttle #4180
Sept. 30, 1971.

INDIAN WELL COVE

WM. N. PALMER



PLAT OF A SURVEY OF THE
EDWARD W. S. HULL LANDS
4TH DISTRICT, QUEEN ANNES CO., MD.

Scale 1"=100' May 1970; Division May 1978.

William R. Nuttle, Reg. Surveyor
Chestertown, Md.

C.M. = concrete monument
I.P. = iron pipe

WATER COURSES

NO.	BEARING	DIST.
1	S 73° 01' 50" W	265.34'
2	S 42° 19' 20" W	91.59'
3	S 36° 03' 10" E	33.19'

50' PRIVATE ROAD
1100'± to Jones Rd.

LOT IN
"DUSHEL SUBDIVISION"
W. B. FILLING

Jos. B. AMAN

CRAB ALLEY CREEK

This is to certify that the
improvements indicated hereon
are located as shown.

William R. Nuttle
#4180

T. A. GATCH

1.399 ACRES±

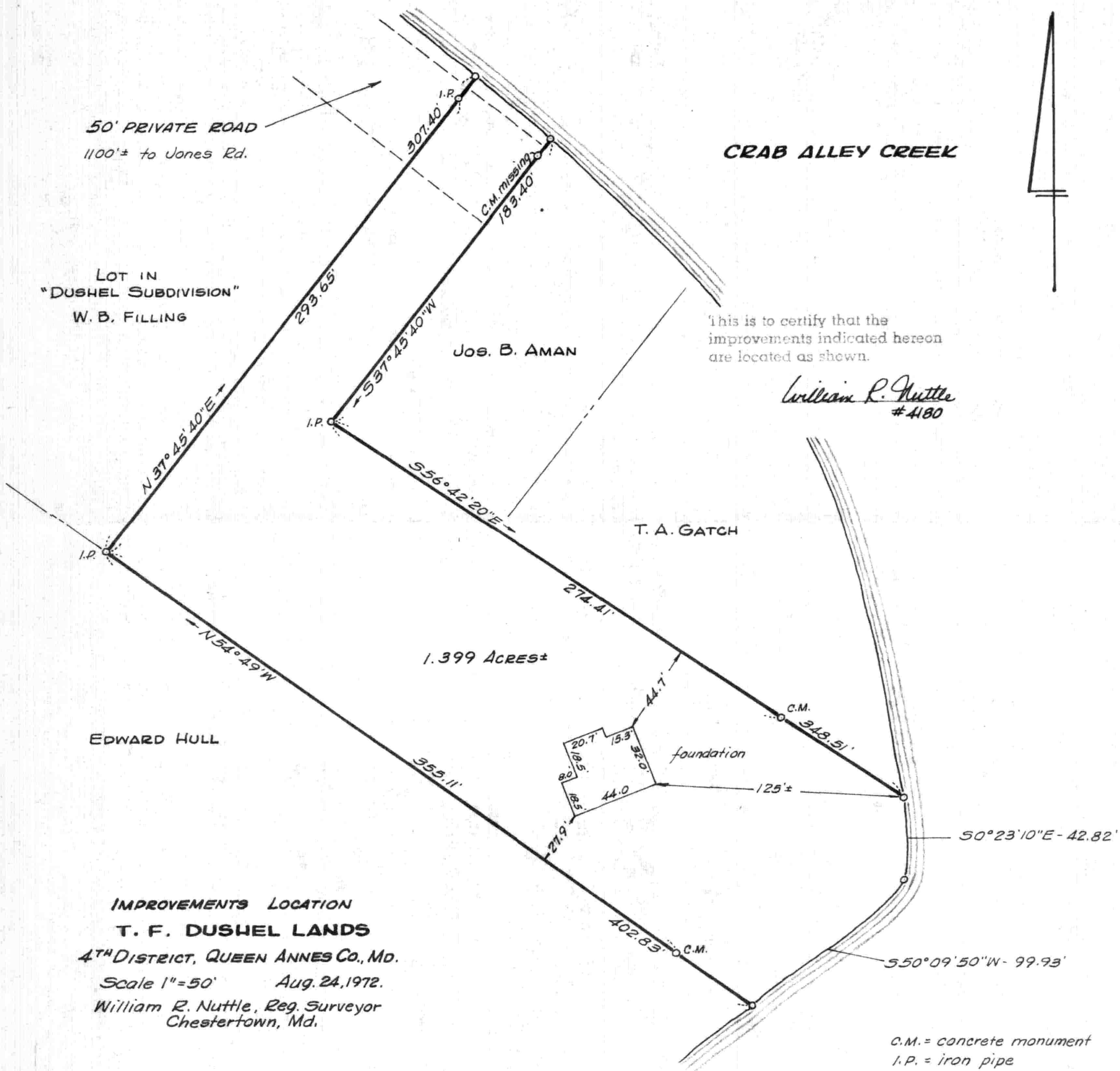
EDWARD HULL

IMPROVEMENTS LOCATION
T. F. DUSHEL LANDS
4TH DISTRICT, QUEEN ANNES CO., MD.

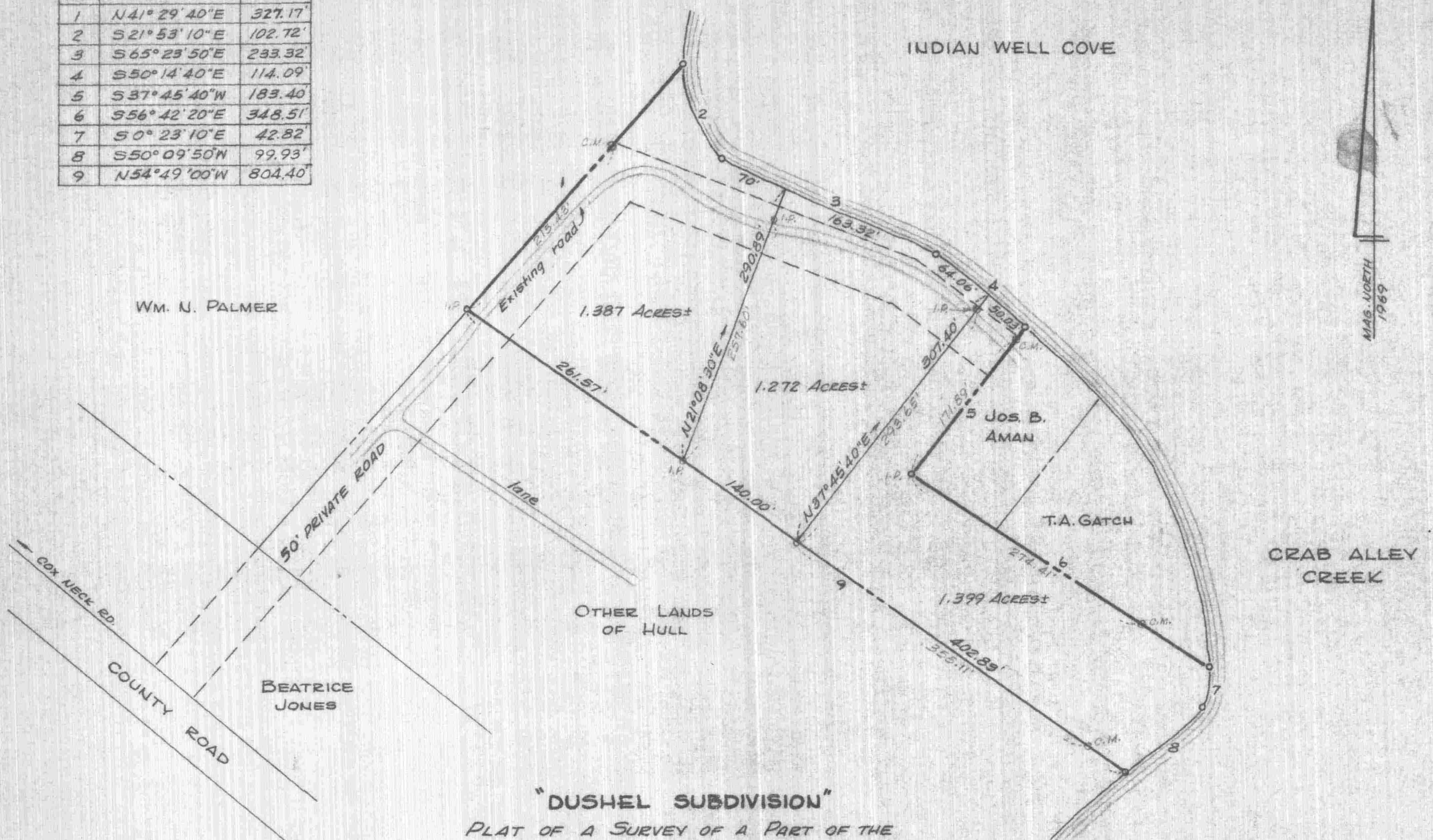
Scale 1"=50' Aug. 24, 1972.

William R. Nuttle, Reg. Surveyor
Chestertown, Md.

C.M. = concrete monument
I.P. = iron pipe



NO.	BEARING	DIST.
1	N41°29'40"E	327.17'
2	S21°53'10"E	102.72'
3	S65°23'50"E	233.32'
4	S50°14'40"E	114.09'
5	S37°45'40"W	183.40'
6	S56°42'20"E	348.51'
7	S0°23'10"E	42.82'
8	S50°09'50"W	99.93'
9	N54°49'00"W	804.40'



"DUSHEL SUBDIVISION"
PLAT OF A SURVEY OF A PART OF THE
EDWARD W. S. HULL LANDS

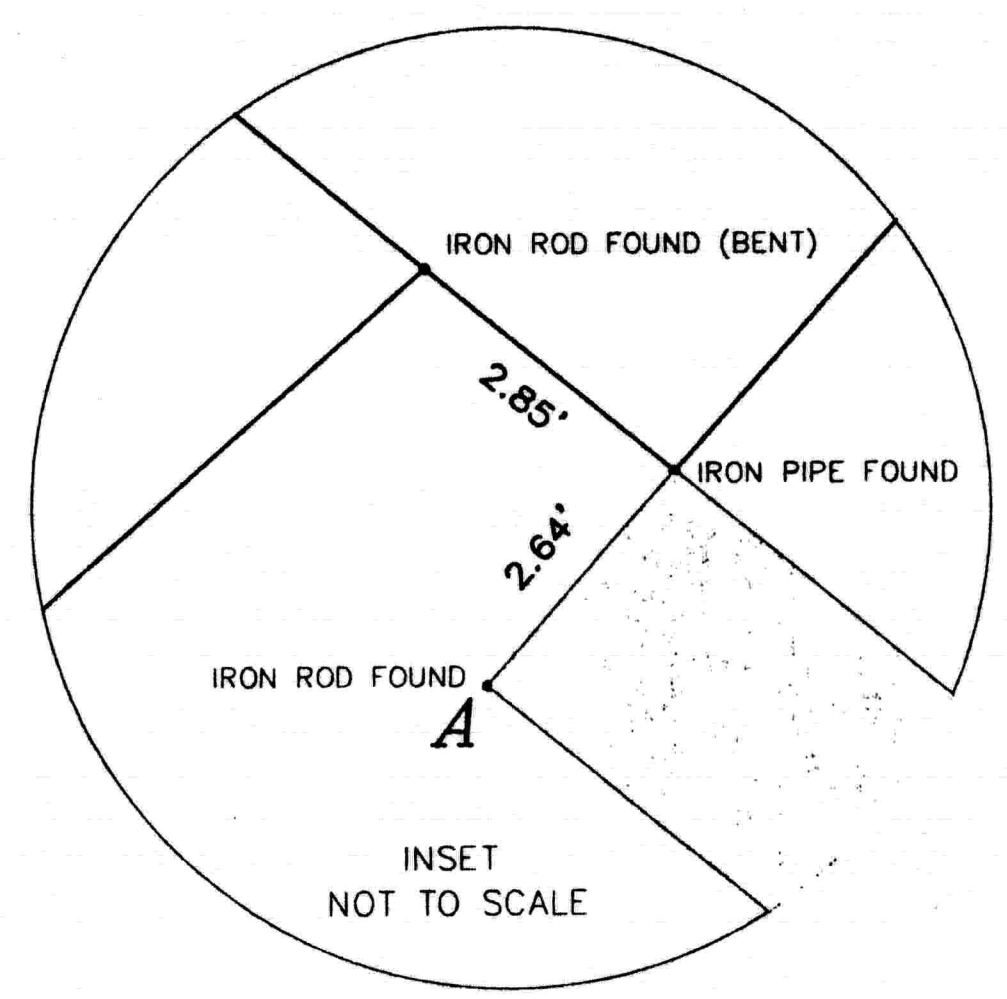
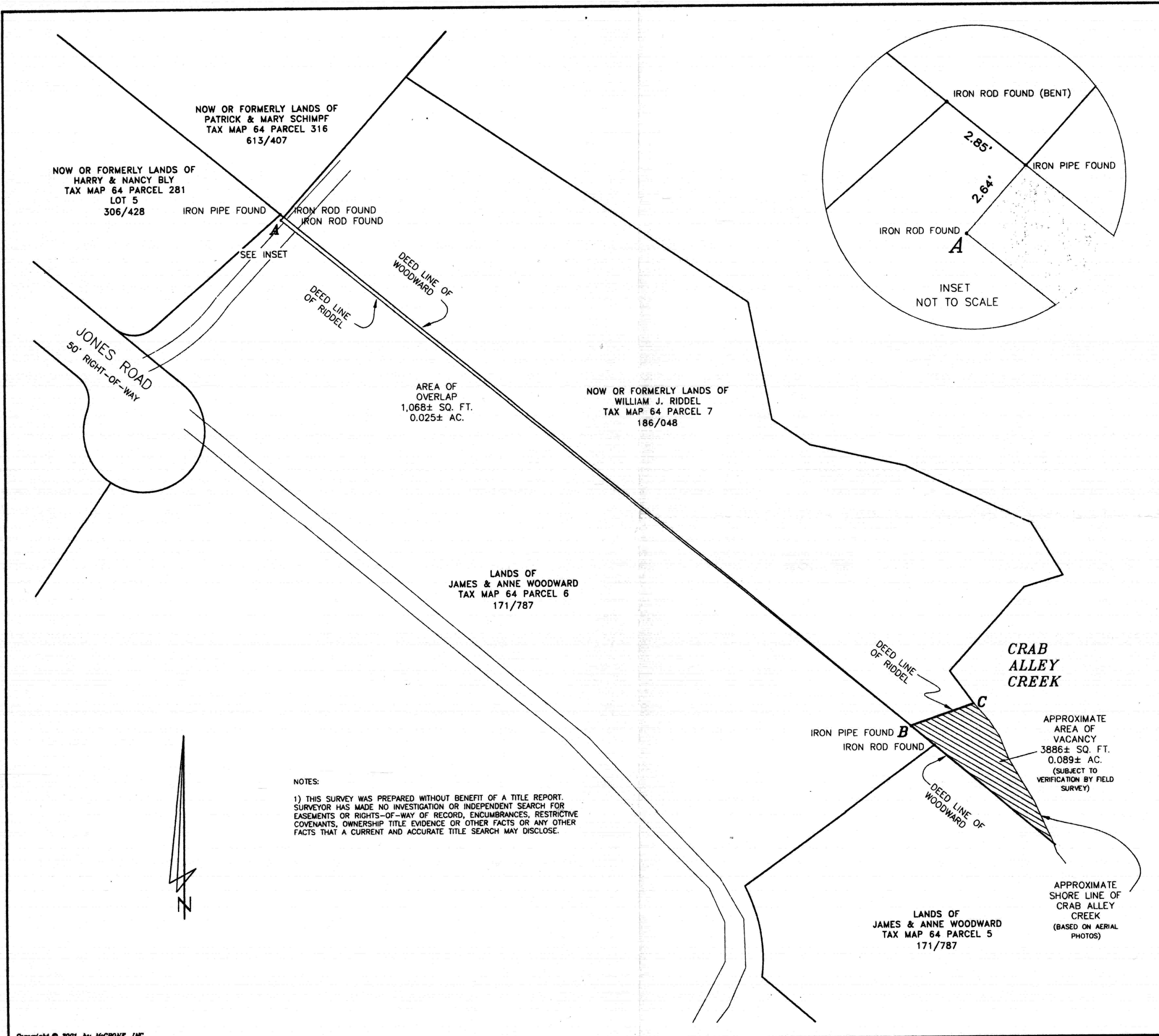
4TH DISTRICT, QUEEN ANNES CO., MD.

Scale 1"=100'

Sept. 1969.
 Revised Oct. 1969.

William R. Nuttle, Reg. Surveyor
 Chestertown, Md.

C.M. = Concrete monument
 I.P. = iron pipe



NOTES:
1) THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OR RIGHTS-OF-WAY OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE OR OTHER FACTS OR ANY OTHER FACTS THAT A CURRENT AND ACCURATE TITLE SEARCH MAY DISCLOSE.

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CENTREVILLE, MARYLAND
(410) 758-2237

ANNAPOLIS-CENTREVILLE-ELKTON-SALISBURY-SOUTHERN MARYLAND

DATE	5/18/01	SCALE	1" = 50'
JOB NO.	D1000297	DRAWN BY	JCH
FOLDER REF	242	DESIGNED BY	JCH
		APPROVED BY	D JOINER
DATE		REVISION	

SKETCH OF THE BOUNDARY LINES
BETWEEN THE LANDS OF
JAMES & ANNE WOODWARD
AND
WILLIAM J. RIDDEL
4TH ELECTION DISTRICT, QUEEN ANNE'S COUNTY, MARYLAND
PREPARED FOR JAMES WOODWARD